LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A22547GC58 Price: 149 000 EUR

agency fees to be paid by the seller

A dwelling house with kitchen, living room, office, shower room, bedroom, veranda, cellar, outbuildings.

EXCLUSIVE















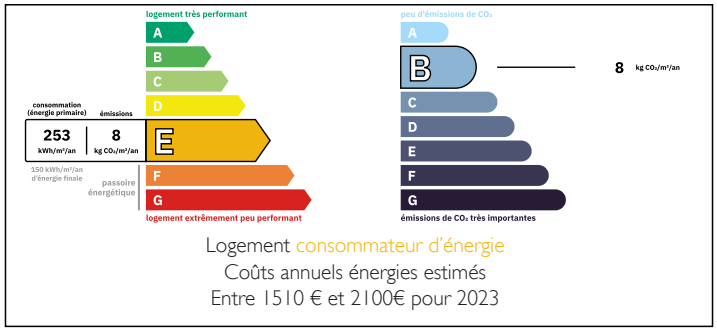
INFORMATION

Town:	Saint-Seine
Department:	Nièvre
Bed:	1
Bath:	1
Floor:	91 m2
Plot Size:	1821 m2

IN BRIEF

72 m2 habitable space
Veranda 19m2
Living room 18m2
Kitchen 20m2
Shower room 4,5m2
Office 5m2
Bedroom 1st floor 30m2
Cellar 15m2
Big barn
Land 1821m2

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1510 € et 2100€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**318 EUR**
Taxe habitation:	**387 EUR**

NOTES

DESCRIPTION

A beautiful and charming house with barn, porch and large garden of 1821 m2.
This house is hidden between fields and forests in the south of Burgundy. On the edge of the Morvan nature reserve. Nice quiet place where it is wonderful to stay.
The tall trees at the end of the driveway provide shade and cooling on hot summer days. It's wonderful to sit here, with a good book or a good glass of wine. A great place to entertain friends or just enjoy the peace and quiet that this place offers. No direct view of the garden because of the hedges and shrubs that surround the property.
You enter the house through the veranda. A beautiful bright space that the current owners had installed a few years ago. It is a nice additional living space to fully enjoy the garden at the beginning and end of the season. Enough space for a seating area and dining table with chairs.
Through this veranda you enter the living room. A cozy living room with decorative fireplace. Lots of light through the windows on both sides, from where you have a nice view of the surroundings. This room features a beautiful authentic mosaic floor and a beautiful beamed ceiling. The style of the house is beautifully preserved here. The room is heated by a wood stove and a heat pump.
Next to this cozy living room there is an office with an old wood oven. This house was once a...